

## COUNTY OF FAIRFAX, VIRGINIA

### SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

NOODI DOOLAN & STEPHEN SCHEINMAN , SP 2014-SP-065 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit addition 18.6 ft. from the rear lot line. Located at 4409 Mariner Ln., Fairfax, 22033, on approx. 8,774 sq. ft. of land zoned R-3C, WS. Springfield District. Tax Map 45-4 ((3)) (46) 16. Ms. Theodore moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on August 6, 2014; and

WHEREAS, the Board has made the following findings of fact:

1. The applicants are the owners of the land.
2. As reflected in the staff report, the proposed addition would be located in the rear of the dwelling, and would replace an existing patio. It is essentially an addition that is built in the existing footprint of the open patio.
3. As reflected in the applicants' materials that were submitted, the exterior would match the existing dwelling.
4. The roofline would be slightly higher, but would still meet the building height requirements of the zoning district.
5. It would essentially be in conformance with other homes in the general vicinity, based on the elevations and drawings that have been submitted.
6. The staff is recommending approval of the proposal, and the Board adopts those findings.
7. This is a modest request in relation to the total square footage of the home.
8. The Board has determined the application meets all submission requirements as set forth in Sect. 8-922 and the other applicable provisions.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

1. These conditions shall be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit. A certified copy

of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.

2. This special permit is approved for the location and size of the addition (405 square feet, 16 feet in height), as shown on the plat prepared by Frank K. Deegbe, Land Surveyor dated March 27, 2014, as submitted with this application and is not transferable to other land.
3. The addition shall be generally consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, 30 months after the date of approval unless construction has commenced and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested, and an explanation of why additional time is required.

Mr. Hammack seconded the motion, which carried by a vote of 5-0. Mr. Beard and Mr. Smith were absent from the meeting.

A Copy Teste:

Mary D. Padrutt

Mary D. Padrutt, Deputy Clerk  
Board of Zoning Appeals

ACKNOWLEDGEMENT

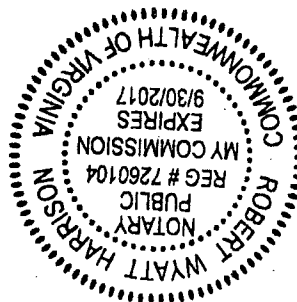
County of Fairfax  
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 13 day of

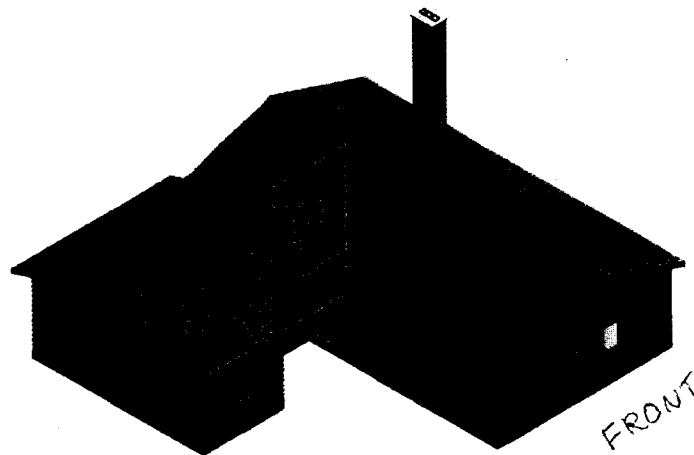
August, 2014.

Robert Wyatt Harrison  
Notary Public

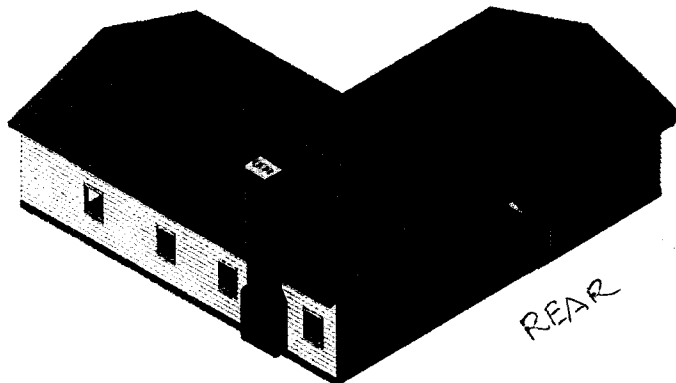
My commission expires: 9-30-2017



EXISTING



FRONT



REAR

[illegible]

**Noodi Doolan**

4409 Mariner Lane

South & East  
Perspective - Existing

Project Number	NA
Date	10/20/2013

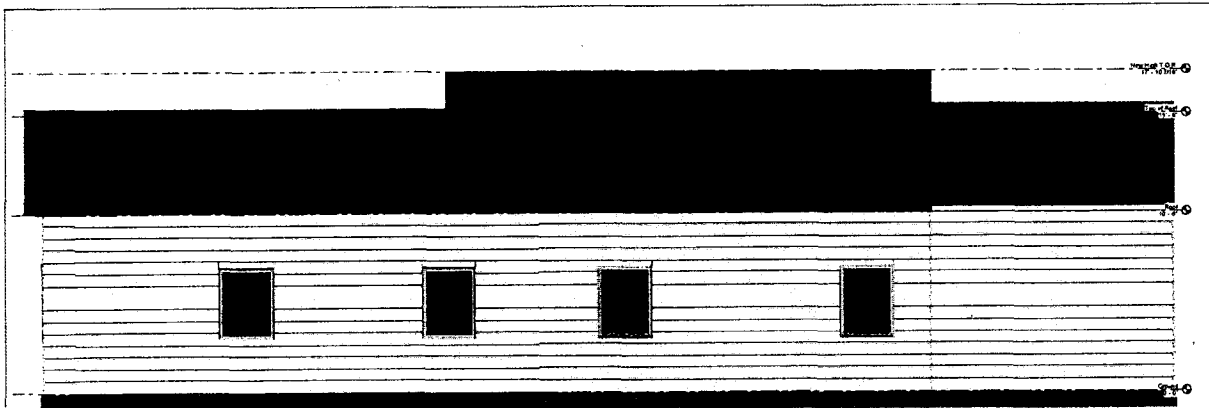
Origin By	
Charter By	

A211-F

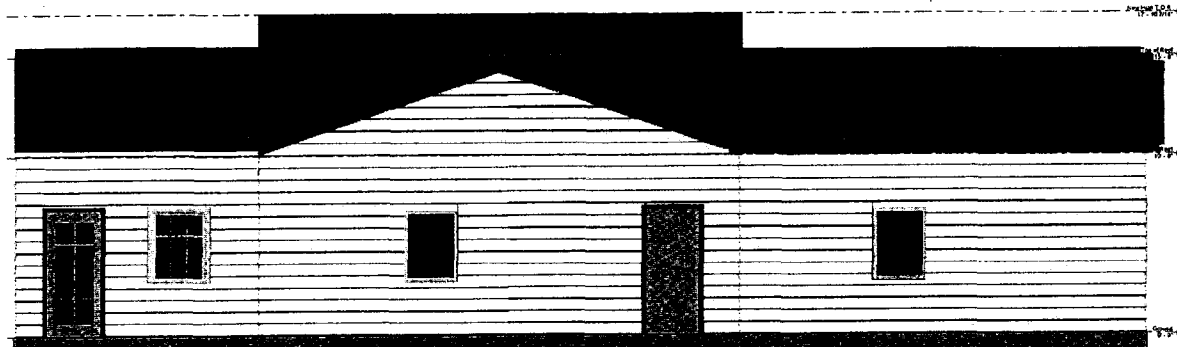
A211-E

Score \_\_\_\_\_

PROPOSED



①  $\frac{1}{150} = \frac{1}{150}$



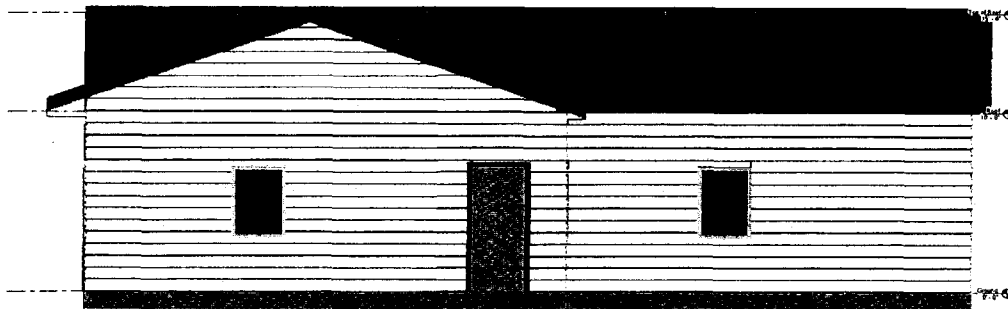
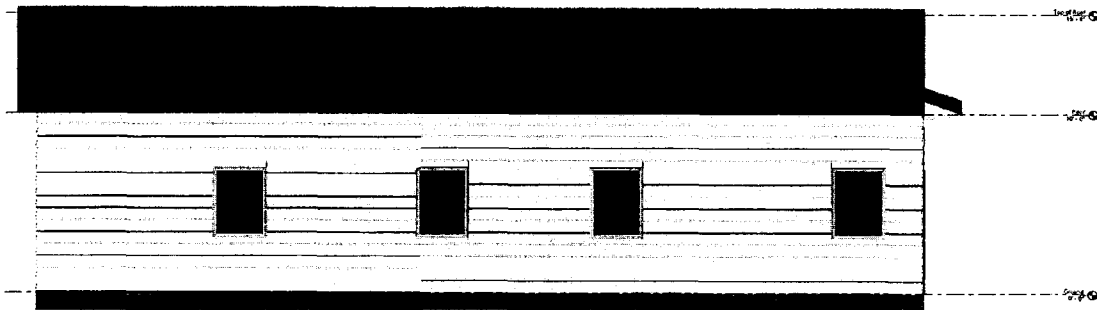
© 1998 - 1999

[illegible]

Noodi Doolan
4409 Mariner Lane
East and West Elevation

Project Number	
Date	10/20/20
Drawn By	
Checked By	
A202	
Scale	1/2" = 1'

EXISTING

[illegible]

**Noodi Doolan**

4409 Mariner Lane

Existing East and West Elevation

Page Number NA

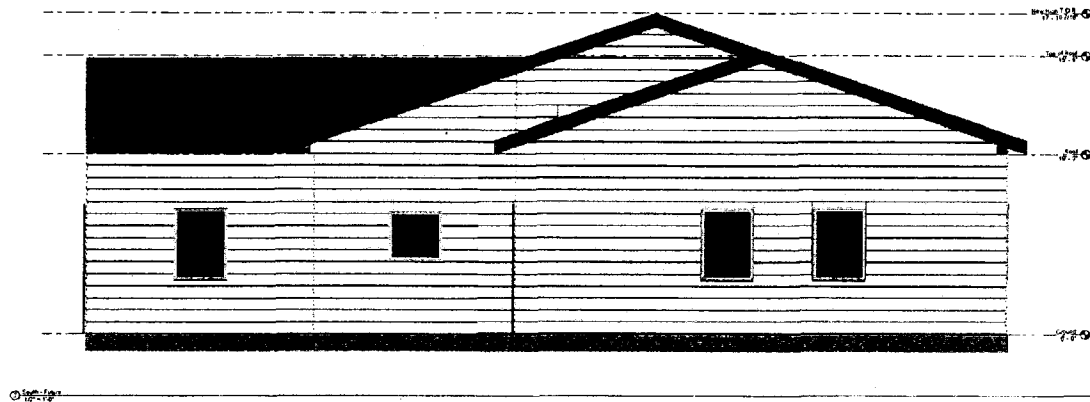
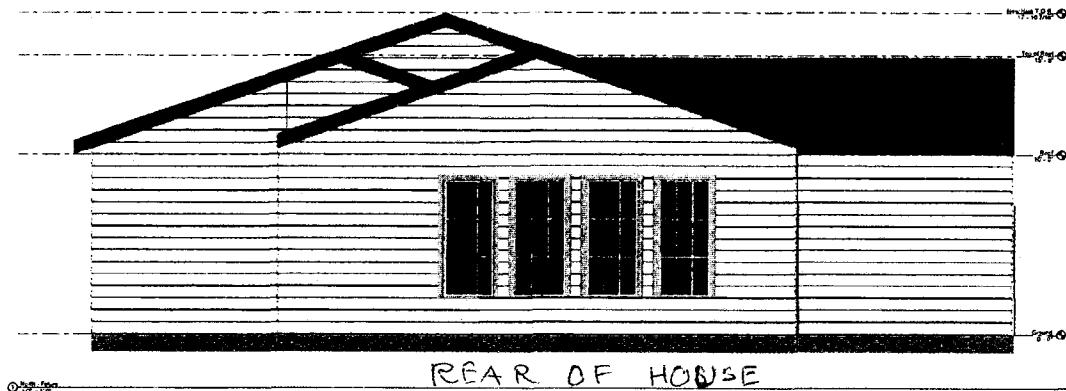
Date: 10/20/2013

Checked by	
Checked by	

A202-E

 $1\frac{1}{2}'' = 1'-0''$

PROPOSED

[illegible]

## Noodi Doolan

4409 Mariner Lane

North and South  
Elevation

Project Number	NA
----------------	----

Date 10/20/2013

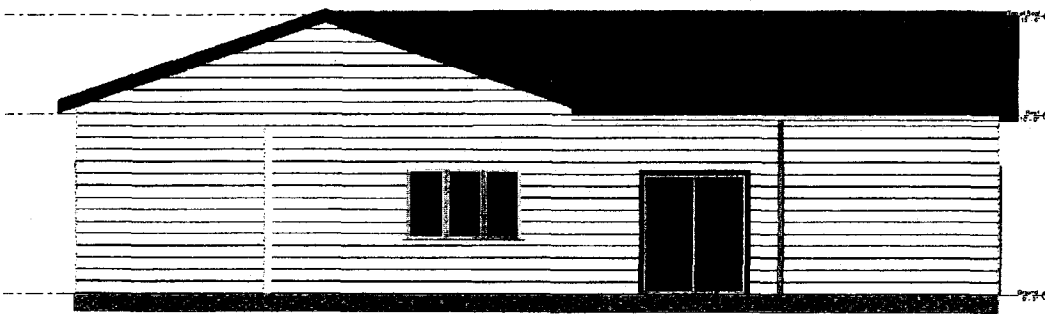
Daily

Checked by \_\_\_\_\_

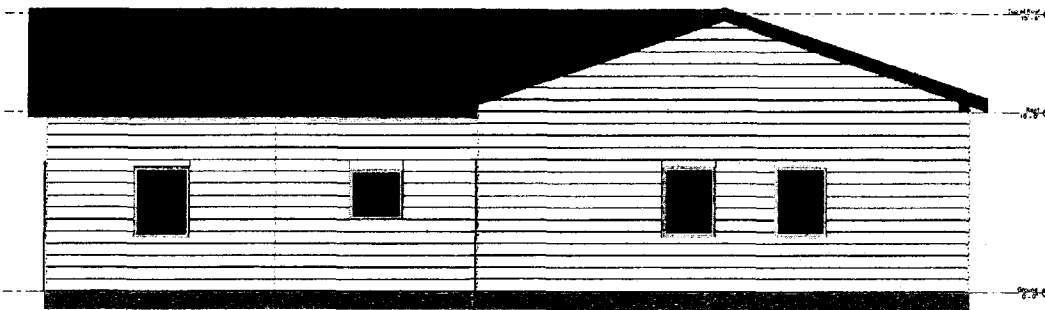
A201

Scale  $1/2" = 1'-0"$

EXISTING



REAR OF HOUSE

[illegible]

**Noodi Doolan**

4409 Mariner Lane

Existing North and South Elevation

Project Number	NA
Date	10/20/2013

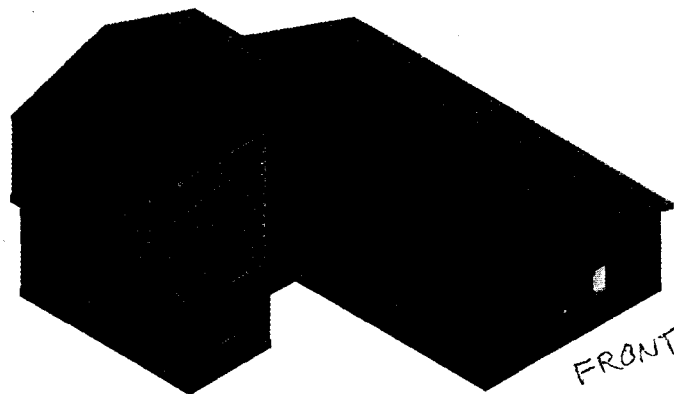
Created By \_\_\_\_\_

A201-F

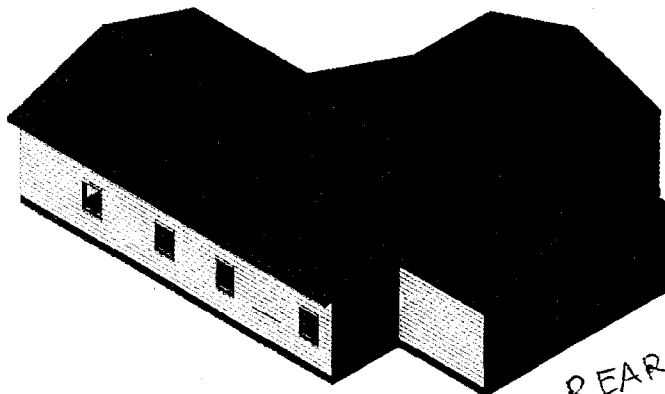
**A201-E**

Scale  $1/2" = 1'-0"$

PROPOSED



FRONT



REAR

[illegible]

## Noodi Doolan

4409 Mariner Lane

### South and East Perspective

Project Number	NA
Date	10/20/2013

Original By	
Checked By	

A211

Scale